

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 28 September 2004

PLAN: 04	CASE NUMBER: 04/03779/FUL
APPLICATION NO. 6.100.1691.D.FUL	GRID REF: EAST 433730 NORTH 458110
	DATE MADE VALID: 27.07.2004
	TARGET DATE: 21.09.2004
	WARD: Knaresborough Scriven

Park

APPLICANT: Mr R Weddall

AGENT: Adrian Jackson Associates

PROPOSAL: Demolition of existing dwelling and erection of 1 no replacement dwelling (Site Area 0.04 ha) (Revised Scheme)

LOCATION: 5 Netheredge Drive Knaresborough North Yorkshire HG5 9DA

REPORT

SITE AND PROPOSAL

The application site is located on the eastern side of Netheredge Drive Knaresborough. No 5 Netheredge Drive is an existing bungalow that is located within a street characterised by a mix of house types and styles. Both immediate neighbouring properties are bungalows with two storey dwellings situated opposite. Two bungalows are located to the rear of the premises. The boundaries to the adjacent properties are marked by existing hedgerow. Both adjacent bungalows (Nos. 3 and 7) have windows facing the site.

The applicant proposes the demolition of the existing bungalow and replacement with a new dormer bungalow providing three-bedroom accommodation. Vehicular access would be taken from the driveway situated at the northwestern corner of the plot.

MAIN ISSUES

1. Land Use
2. Residential Amenity
3. Visual Impact
4. Highway Safety
5. Open Space Provision

RELEVANT SITE HISTORY

6.100.1691.FUL - Single storey extension, detached garage and new entrance: PER 27.10.1993.

6.100.1691.A.FUL - Erection of single storey side extension: PER 21.01.1999.

6.100.1691.B.FUL - Demolition of existing bungalow and erection of replacement detached dwelling (site area 0.04 ha): REFUSED 11.11.2003

6.100.1691.C.FUL - Erection of single storey side extensions: REFUSED 10.05.2004

CONSULTATIONS/NOTIFICATIONS

Parish Council
Knaresborough

Chief Engineer (H and T)
Comments are awaited

English Nature

Do not object to the development but require the imposition of an informative to protect bats and their roosts.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 27.08.2004

PRESS NOTICE EXPIRY: 27.08.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - The town Council have no objections.

OTHER REPRESENTATIONS - 4 letters received on the following grounds:

1. The entire building seems disproportionate and oversized for the size of the plot and street scene.
2. The massing and close proximity of the unit to adjacent property would result in loss of amenity/light/overshadowing/ overbearing impact
3. The building is forward of the building line
4. Habitable room windows would overlook adjacent properties habitable room windows.
5. The dwelling would overlook private amenity space.
6. The proposed building is approx 1m higher than adjacent property and would create light and privacy problems.

VOLUNTARY NEIGHBOUR NOTIFICATION Three properties notified:

3 Netheredge Drive
7 Netheredge Drive
Shielings Ripley Road

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

- PPG3 Planning Policy Guidance 3: Housing
- PPG17 Planning Policy Guidance 17: Planning for open space, sport and recreation
- PPG13 Planning Policy Guidance 13: Transport
- SPH4 North Yorkshire County Structure Plan Policy H4
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing
- LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design
- LPH17 Harrogate District Local Plan (2001, as altered 2004) Policy H17: Housing Type
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

ASSESSMENT OF MAIN ISSUES

1. LAND USE - The application site is located within the existing built up confines of the settlement and represents a previously developed site. The broad land use principle of redevelopment of the site is acceptable under Harrogate District Local Plan Policy H6 and Harrogate District Local Plan Selective Alteration Policy HX. Policy H6 does however identify additional criteria that must be satisfied and these issues are discussed in more detail below.

2. RESIDENTIAL AMENITY - The dwelling would extend closer to the two adjacent side boundaries than the existing dwelling and would also be constructed approximately 1.2 metres higher. Both neighbouring properties have windows facing the site.

The dwelling would be constructed approx 2metres from the joint boundary with No.7 Netheredge Drive and 400mm extending to 1.6metres from No.3 Netheredge Drive.

An examination of the site history reveals that consent was granted for single storey side extensions under 6.100.1691.PA and A.FUL in 1993 and 1999 that extended the property towards the two joint boundaries (albeit at a lower height than the current proposed scheme). These consents have however lapsed. A later application to extend the property in the same manner as that approved under 6.100.1691.A.FUL was refused consent under 6.100.1691.C.FUL for the following reason:

1. The proposed extension would have a detrimental impact upon the character and appearance of the original dwelling by reason of their scale and design and would therefore be harmful to the original character of the dwelling and the locality, which is contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the adopted supplementary guidance on house extensions

Although this scheme is located on a similar footprint to the above extensions (the building is set approx 300mm further away from the joint boundary with No7 but is closer to the

boundary of No.3. Concern is expressed that the associated increase in height and proximity to the boundary of No3 would have an adverse overbearing impact upon the living conditions of the occupier of that unit. The resultant building is considered contrary to HDLP Policies H6, A1 and HD20.

3. VISUAL IMPACT - The existing bungalow is of very modest proportions and is set in a relatively small plot. Whilst your officer has no objection to the design of the replacement building per se, it is considered that the resultant size and mass of the building would result in an over development of the plot to the detriment of the street scene. In this respect regard has been taken of the mix of house types in the street which includes dwellings, dormer bungalows and bungalows. Clearly the proposed unit would not be out of keeping with this mix, it is however the size of dwelling and site coverage that is of concern together with its relationship with adjacent property. In this respect it is considered that the proposal fails to meet the provisions of HDLP Policy HD20.

4. HIGHWAY SAFETY - The applicants propose to utilise the existing access serving the site and as such there are no highway objections to the development.

5. OPEN SPACE PROVISION - As the scheme represents the replacement of an existing dwelling, then the provision of HDLP Policy R4 are not applicable in this instance.

CONCLUSION - Although the broad land use principle of the replacement dwelling is acceptable under the provisions of HDLP Policy HX and H6, concern is expressed regarding the ability of the plot to satisfactorily accommodate the unit without adversely affecting the residential amenity of the occupiers of adjacent property and the street scene.

The size of the unit is clearly smaller than that considered and refused consent as part of 6.100.1691.B.FUL (a full two storey unit). Concern is however still expressed regarding the impact of the unit upon both the residential amenity of the occupiers of adjacent property (particularly No3) and the street scene in general. In this respect, whilst your officer has no objection in principle to the construction of a dormer bungalow (there are several examples already located within the street), it is the size, mass and siting of the unit that is of concern.

It is considered that the development in its revised form would still represent an over-development of this small site. In particular the proximity of the gable elevation to the boundary with No.3 Netheredge Drive will result in a domineering impact upon the occupiers of that unit (despite the presence of an existing hedge screen). The increase in height and mass of the unit ensures that the dwelling will dominate the plot and hence the street scene whilst adversely impacting upon the residential amenity of the occupiers of adjacent property.

Having regard to the previous site history relating to this plot and taking into account the provisions of the Harrogate District Local Plan policies H6, HD20 and A1 refusal of the application is on balance recommended.

CASE OFFICER: Mr A Hough

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development would as a consequence of its size, mass and siting represent an over development of this site having a detrimental impact upon both the street scene and residential environment of the occupiers of adjacent residential property in a manner contrary to the provisions of Harrogate District Local Plan Policies H6, HD20 and A1.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

28/09/2004

App No.: 6.100.1691.D.FUL

Case No.: 04/03779/FUL

Scale: 1:1250 (at A4 size)

Item No: 4

Drawn by J Brown

Site Area: 0.04 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.

